



Community Redevelopment Advisory Board Regular Meeting Minutes

May 28, 2026 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Pragasen Ramiah, Carl Creasman Jr, James Everett

Absent

Michael Perelman

Staff Present

Director of Office of Management & Budget Peter Moore, Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, CRA Project Manager Edwige Josue

1. Call to Order

The meeting was called to order at 5:32 pm.

The decorum statement read.

2. Approval of Minutes

Minutes are in process.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No public comment.

4. Action Items

- a. West Fairbanks Catalyst Development (CDP) & Septic to Sewer (STSP)

Mr. Dudgeon discussed the West Fairbank Corridor and how the Catalyst Development Program (CDP) and the Septic-to-Sewer Program (STSP) will benefit the CRA. The discussion was as follows:

- A board member suggested that CRAAB and EDAB should have a joint session. Mr. Dudgeon emphasized that he does not think this is necessary since both boards are on the same page and going in the same direction.
- Winter Park residents were surveyed about what they would like to see changed in the city. The main focus is on enhancing the corridor. West Fairbanks is a strategic gateway into the city, which is why a dual program was created to help develop this area. A board member suggested speaking with major players or families who own most of the property along the West Fairbanks corridor. Mr. Dudgeon mentioned that staff has already been reaching out to major owners

but does not want to give the impression of master-planning, as the city does not own any of the land.

- Mr. Dudgeon reemphasized that the purpose of the CDP and STSP programs is to guide the development landscape of the West Fairbanks corridor and reviewed the eligibility requirements for both programs. CDP has a cap of \$500,000 per project and \$1,000,000 per year, and STS has a cap of \$20,000 per property. Mr. Moore clarified that the funding for the CDP would not come from the CRA but would instead be a fee waiver. The board also discussed future planning and the types of businesses or projects they would like to see in the West Fairbanks corridor.

Carl Creasman Jr. moved to approve the Catalyst Development Program (CDP) and the Septic-to-Sewer Program (STSP); the motion was seconded by Pragasen Ramiah. The motion was approved unanimously, 5-0.

Jeffrey Blydenburgh, 204 Genius Dr., made a public comment, expressing interest in having EDAB, CRAAB, and other City boards hold a joint session to discuss the City's future development. He also emphasized the need to create a vision and discuss what the CRA truly wants for the future and where the agency is headed.

5. Non-Action Items

a. Capital Project Worksheet

Mr. Dudgeon initiated the discussion on prioritizing projects and staff suggestions.

- Mr. Dudgeon reviewed the project prioritization process and explained how to add value through amenities, housing, parks, and transportation. He presented 17 potential projects that the board discussed over the past few months and outlined how to prioritize them for the remaining five years of the CRA. He made it clear that the projects are not in any specific order and that the dollar amounts are estimates. Board members interjected, emphasizing that future projects should focus on workforce development, affordable housing, and mixed-use development.
- The board underscored that the CRA should focus on parking, transportation, and housing.
- Mr. Dudgeon and Mr. Moore provided an update on the parking garage, and the City Commission approved issuing an RFQ to solicit information about a possible public/private parking garage. Board members agreed that we should add parking and connectivity to the list of priority projects.
- Board members discussed a recent article from the Winter Park Voice about the Winter Park Downtown Refresh and how the CRA can help vendors negatively impacted by the Park Ave Refresh.

6. Staff Updates

a. Project Updates

Mr. Dudgeon and Mr. Moore gave the board project updates:

- MLK Park construction is still ongoing for the rest of the year. Board members praised CRA staff for improving parking at the park.
- The electric and utility departments will complete side street lighting in Hannibal Square in quarter 4.
- The CRA applied for a grant through Congressman Frost's office for Lake Rose, and it is currently pending. Mr. Dudgeon continued the discussion about Lake Rose and the possibility of adding a boardwalk. The CRA also applied for a secondary grant for the boardwalk. The nail salon along the lake has decided to move elsewhere, clearing the middle of the building for demolition.
- Mr. Moore wanted the board to be aware that they may encounter AI-generated journalistic reports instead of information from a live person.
- The Transportation Advisory Board is conducting a safety audit along West Fairbanks and is seeking public feedback. They will hold a session on Saturday, May 30.

7. Board Comments

Mr. Trent attended the ribbon-cutting ceremony on April 14th for the learning garden hosted by Natural Resources & Sustainability and supported by the CRA. He advised all board members to check it out; he thoroughly enjoyed it.

8. Upcoming Agenda Items

Mr. Moore stated that some of the items discussed will be revisited at the June meeting, and the FY 2027 budget will be discussed. The CRA should also be receiving the preliminary tax-based amounts from the Orange County Property Appraiser.

Mr. Moore also informed the board about the Governor's plans for property tax relief in Florida, which should reach a consensus soon. The Governor plans to raise the homestead exemption from \$50,000 to \$150,000 in 2027 and from \$150,000 to \$250,000 in 2028. He stated that this plan will have a 6-7% impact on the City's gross revenue and about a 10% impact on the CRA budget. This plan will not be voted on until November, so it will not have any impact on the CRA 2027 budget year.

9. Adjournment

The meeting adjourned at 6:38 p.m.

ATTEST:

Approved by the board on
/s/ Edwige Josue, CRA Project Manager